

Dr. Fred'k. C. Page

J. W. Dressler

# PAGE-DRESSLER

## INVESTMENTS REAL ESTATE FIRE INSURANCE

320 East Main Street Medford, Oregon

# OPPORTUNITIES FOR PROFITABLE INVESTMENTS

**FIRST MORTGAGE LOANS**  
We have money to loan on ranch and city property.  
To those having money for loans, would say we are in a position to make first mortgage loans to the best advantage, at good rate of interest, and also look after the collection of interest, fire insurance, etc. Our knowledge of values insures the careful placing of all loans. If you have money and desire to place it safely and at a good rate of interest, write us and we will be pleased to explain our method of handling this department, guaranteeing you absolute safety in your investment.

**200 O.**  
18 acres, 80 rods south of the city limits. This is first-class land and trees. Just slope enough to give the best of drainage.  
5 acres Newtown apples 6 yrs. old  
4 acres Bartlett pears 4 yrs. old  
5 acres Bartlett pears 5 yrs. old  
4 acres Newtown apples 5 yrs. old  
This will make an ideal orchard for a home tract. Just near enough to the city. Price \$650 per acre. Good terms.

**202 O.**  
22 acres about four miles southwest of Medford. Neat bungalow, barn and other buildings. Fenced. County road on two sides. Best of deep, free soil, rich as can be made. Well drained. 3 acres alfalfa.  
275 Peach trees, fillers, 5 yrs. old  
100 Newtown apples 6 yrs. old  
200 Spitzenberg apples 5 yrs. old  
300 Spitzenberg apples 5 yrs. old  
200 Newtown apples 5 yrs. old  
300 Bartlett pears 5 yrs. old  
250 Anjou pears 5 yrs. old  
A few other varieties. A few trees 25 years old. This is an ideal tract of land. Very attractive as a home property, as an investment or speculation. Price \$16,000. Good terms.

**204 O.**  
This property is located in the foothills district, 4 1/2 miles southwest of Medford and 1 1/2 miles southeast of Jacksonville, on the main county road.  
Bartlett pears 2 to 4 years old ..... 18.0 acres  
D'Anjou pears, 2 to 4 years old ..... 10.0 acres  
Bosc pears, 2 years old, 1.0 acre  
Comice pears 2 yrs. old, 4.0 acre  
Yellow Newton apples 6 years old ..... 12.6 acres  
Tillable land ..... 60.0 acres  
Wooded hill land, pine, fir, oak, laurel ..... 34.0 acres

**188.6 acres**  
Substantial farm buildings, 8-room house, lawn and garden, horse and cow barns, hog house, goat sheds, implement and hay barn, bunk house, poultry house, packing house, splendid well, pump and water tower, water piped to house and barns. Rural free delivery and telephone. Electric light and power available. Interurban railway one mile. Public school at Medford and Jacksonville. Soil is deep and free working; good drainage; heavy annual production of a few old pear and apple trees evidence a frost-free condition, eliminating the necessity for smudging. Tract lends itself to sub-division. Price \$25,000. Half cash, balance easy terms 8 per cent.

**201 O.**  
25 acres 2 1/2 miles west of Medford. Very best of land. All planted to orchard and in fine condition. Just a small strip of timber on west side, less than half an acre. About 16 acres Newtown and Spitzenberg apples 5 years old, set for fruit next year. About 10 acres pear 3 years old. Bartlett and Anjou, 175 peach trees, very large, 5 years old. Assortment at house for family use. Old house but beautiful site for a home. On main road. Nothing better in the valley in soil. Price \$450 per acre. Good terms. This can be divided, if desired, but at higher price.

**No. 9 L.**  
160 acres good foot hill land, 20 acres cultivated. 80 acres good land. Several springs. Price \$10 per acre.

ARE GREATER IN THE ROGUE RIVER VALLEY THAN ANY OTHER PART OF THE PACIFIC COAST.

ROGUE RIVER VALLEY ORCHARDS AND FARMS HAVE SHOWN GREATER RETURNS FOR 1913 THAN ANY OTHER DISTRICT.

IN OUR SEVEN YEARS OF HANDLING REAL ESTATE IN THE VALLEY IT HAS NEVER BEEN OUR PRIVILEGE TO OFFER SUCH REAL VALUES, FROM AN INCOME INVESTMENT STANDPOINT, AS WE ARE NOW OFFERING.

IF YOU ARE LIVING IN THE EAST, MIDDLE WEST, NORTH OR SOUTH WE KNOW YOU ARE NOT SATISFIED WITH THE CLIMATIC CONDITIONS. MEDFORD AND THE ROGUE RIVER VALLEY HAS THE BEST "ALL THE YEAR CLIMATE" OF ANY SECTION OF THIS COUNTRY. TO THE PLEASURE AND SATISFACTION OF HAVING A HOME IN SUCH A CLIMATE, ADD OPPORTUNITY. CAREFUL INVESTIGATION ON YOUR PART WILL CONFIRM OUR STATEMENTS. READ CAREFULLY EVERY WORD OF THIS ADVERTISEMENT, ALSO THIS WHOLE PAPER. IT MAY MEAN MUCH TO YOU. WRITE US AND WE WILL BE PLEASED TO FURNISH YOU FULL INFORMATION REGARDING ANY SUBJECT PERTAINING TO THIS SECTION.

REGARDING OUR RESPONSIBILITY, WE REFER YOU TO ANY BANK IN MEDFORD. WE SOLICIT YOUR BUSINESS.

# PAGE-DRESSLER

Telephone 282

320 EAST MAIN STREET

MEDFORD, OREGON

### ARE YOU GETTING THE WORTH OF YOUR MONEY IN FIRE INSURANCE?

Have you ever stopped to consider what your financial condition would be should your premises be destroyed by fire? Possibly your fire insurance is your only protection against bankruptcy should such a misfortune overtake you. If so, are all your policies properly written, and covering your property as you understand, and desire them to be? Further, are you receiving the fullest protection possible, and the most favorable rate obtainable, considering the amount of insurance you are carrying to the value of your property? We are in position to give you the very best of service. If you are a non-resident, we will be pleased to look after your interests. We write insurance for good, strong companies.

### SMALL ORCHARD.

15 acres two miles from business district of Medford.  
7 acres, 565 trees, 9 year Comice and Bosc pears.  
6 acres, 368 trees, 4 year Bartlett and Anjou pears.  
352 trees, peach fillers on 6 acres young orchard, pears.  
This is one of the most beautiful young orchards in the valley. You will take pride in owning such an orchard. No buildings. Price \$9,000. Cash \$5,000.

### SMALL FARM.

31 1/2 acres, best of free soil. All level and in cultivation. Neat small house and barn. Fenced. Oak grove, soil adapted to growing alfalfa, potatoes, truck, fruit and grain. Just the thing for dairy, hogs and poultry. One mile to town, 4 1/2 miles to Medford, good roads. This should be interesting to you. Price \$250 per acre. \$2,300 cash, balance long time. 7 per cent.

### 205 O.

100 acres orchard, 4 1/2 miles from Medford. Beautiful outlook over the valley. All in cultivation, perfect drainage, fair house, barn, 5 acres alfalfa, 1000 pear trees 5 years old, 1000 Newtown apples, 220 Spitz., 220 Jonathans, 40 assorted apples, 110 peach trees, 22 apricots, 40 cherries, all 5 years old, 2600 pears 4 years old, 5280 trees in all, in best condition. This is one of the very best properties in the valley. Ask for full report. Price \$400 per acre, good terms.

### SMALL TRACT PROPOSITION, WITH A GUARANTEED INCOME FROM START

10 acres or more, from \$250 to \$300 per acre. With this free, one acre home-site tract. Terms one-half cash, balance long time. With this property we give a two or three year contract at market prices for tomatoes, beans and loganberries. The soil is especially adapted for all kinds of truck. In fact will grow anything. No better soil anywhere. No waiting for income. Immediate returns. Your crop sold before you start. Write us for full information concerning this proposition. Splendid opportunity for parties with small amount of money to acquire splendid home and good income from the beginning. No waiting, you become a producer, your produce sold at a guaranteed price, your income positive. Can you wish for more than this? We are pleased to furnish full information regarding these tracts.

### EXCHANGE.

Large hotel located in New England, 40 guest rooms, strictly modern. High class furniture and equipment. Lot 150x300. Splendid location for business. Clear. Will take orchard or city property. Will assume.

### EXCHANGE.

1900 acres first class North Dakota wheat land. All level, black deep soil. All under cultivation. Two sets of improvements. One cost \$10,000. One cost \$3,000. Will trade for orchard or other good property in Rogue River valley. Price \$50 per acre. Mortgage \$20,800.

### 208 O.

Very choice orchard, 40 acres 7 1/2 miles from Medford, 2 1/2 miles from station. Best loan soil well drained. This 40 acres has always paid all development expenses from crops between trees. 29 acres 5 year old trees, 500 Newtown, 300 Spitz., apples; 500 Bartlett pears; 700 peaches; 1 acre with house and barn. 10 acres best land not planted to trees, used for grain and vegetables. 1914 will produce a fair commercial crop. You will be pleased with this tract. Can divide. Price \$400 per acre. Good terms.

### No. 1 L.

110 acres located in the Applegate valley about 13 miles from Medford. Good roads, store near by. Near the river, which affords the finest fishing in the west. Plenty of game in the nearby hills. Large portion of this would make tillable land. Good for hogs, cattle, poultry, fruit. Part easily cleared. About 1 1/2 million feet saw timber. A real bargain. Cheaper than homestead. Price \$10 per acre. \$650 cash, balance 6 per cent.

### EXCHANGE.

20 acres pears 4 years old. Near Talent on Ashland road. Will take good home in Medford as part payment.

### EXCHANGE.

160 acres level wheat land in Western Kansas for land in Rogue River valley. \$4,000. Mortgage \$800. 4 years 8 per cent.

### No. 2 L.

50 acres foothill land, 18 miles north of Medford. Plenty of out range. About 12 acres cleared. All good land. Out range. Good alfalfa and grain land. Good roads. School close. Price \$2,500. Cash.

### No. 3 L.

69 acres 14 miles North of Medford. All good level land. Not cleared but covered with light brush and small trees. School on one corner. Main county road, daily mail, store near by. A real bargain. \$30 per acre. \$600 cash, balance 6 per cent.

### No. 4 L.

40 acres all good smooth land, not cleared. Light timber and brush. Good grain and fruit land. One mile to school, store two miles, daily mail, good roads. R. R. 6 miles. Medford 12 miles. Tight fence on one side. Price \$30 per acre. \$600 cash, balance 6 per cent.

### No. 5 L.

80 acres 15 miles North of Medford. 3 miles to R. R. Store and Post Office, two miles. 50 acres cultivated. Running water most of the year. Spring furnishing water all the time. Fenced. Will grow grain, alfalfa, potatoes, corn, vetch. Out range, good for hogs and cows. Buildings only fair. Price \$35 per acre. Good terms.

### EXCHANGE DEPARTMENT

The systematic and careful exchanging of properties is a most logical method of handling realty, in fact all kinds of properties and stocks of merchandise. If you should sell your property for cash, you would, in all probability, invest the money elsewhere. Why wait for this sale, when you can exchange it for something that suits you in the location in which you would buy if you had the money out of your present property? We have a splendid line of exchanges, and such connections that we are able to supply you with almost any kind of deal you want. We handle nothing but good legitimate properties and at reasonable valuations. If you are desirous of making a change, consult us. List your property for exchange and we will do the rest. Do not inflate as we cannot waste our time in this way.

### BUSINESS PROPERTY

We do not hesitate to advise the purchase of business or semi-business property in Medford. Medford has reached such size and development as to assure its becoming a city of considerable size and without any doubt the commercial metropolis of Southern Oregon.  
We have several very attractive properties in the business district for sale. These properties are splendid investments as Medford is today, and its certainty of almost immediate extensive growth makes these properties attractive and positive of increase in value.  
Let us send detailed information concerning some of these properties. For the non-resident this class of investments cannot be excelled.  
Medford is known as "the second Spokane" of the West. We do not hesitate to predict 30,000 people in 1920.

### POULTRY RANCHES.

We can offer you tracts for poultry raising at very low prices. Close in tracts at \$100 to \$200 per acre, 5 to 30 acres. Foot hill land adapted to poultry raising in tracts of 10 to 40 acres for \$50 to \$125 per acre. At a greater distance, 5 to 10 miles, land can be bought for \$15 to \$30 per acre.  
We can suit you as to location and price. Tell us your wants and the amount you can afford to invest, at the same time keeping enough money to start your business. Good terms can be had.

### 162 S. KLAMATH COUNTY STOCK RANCH

1760 acres 14 miles from Klamath Falls. This is adapted to stock raising and general farming. The very best of land, 500 acres cultivated, 1200 acres level, 200 acres merchantable timber, 260 acres rolling. This will and does produce heavy crops of alfalfa, wheat, oats, barley, timothy and potatoes. The ranch will carry 500 to 800 head of cattle. At present more than 100 head of high class horses and more than 300 head of cattle on the ranch. All fenced. Improvements cost over \$12,000. Water at 4 to 8 feet. Thousands of acres free range controlled by ranch. Price of land and improvements \$20 per acre, clear. Good terms. Stock can be purchased at low price.

### No. 8 L.

160 acres 11 miles from Medford. Store 80 rods, R. R. 6 miles. Near Applegate River. 30 acres cultivated. 100 acres tillable. Good timber. Good roads. Price \$15 per acre. \$1,500 cash, balance 6 per cent.

### NON-RESIDENT OWNERS

We are now acting for many non-resident owners of property, as their local representative. Can we not serve you? We can buy, sell or rent for you, collect your rents, take care of your taxes, fire insurance, special assessments, etc. In fact relieve you of all care of your property and for a very nominal expense.

### SMALL PAYMENT PLAN INVESTMENTS

We have several residence lot propositions that offer a splendid opportunity for the small investor, either in blocks or single lots. Ten dollars down and five dollars per month per lot. As safe as any savings bank and a much larger profit. Let us submit this plan to you.

### TIMBER AND MINES

We have both timber and mines for sale. At this time we have several most attractive properties listed with us at the right figures. We are in a position to be of very real assistance to any one desiring either of these classes of property.

### 101 V. BUILDING PROPOSITION

12 fine fine lots, surrounded with beautiful houses, street paved, sewer and water, cement walks, trees in parking. All street improvements paid to date. This amounts to \$175 per lot now paid. Sidewalk paid. Just right for one who wishes to build a few bungalows.  
Price \$250 per lot for the 12 lots.

### 102 V. BUILDING PROPOSITION

24 LOTS  
1 lot 90x200, 12 lots 50x174, 2 lots 61x149, 8 lots 51x100. Large 7 room house. All lots on paved street, water and sewer, cement walks. Everything paid to date. These are all close in residence property and will build up on all sides. Up-to-date bungalows built on these will sell and rent very readily.  
Price \$11,000.00. Half cash, balance two to four years, 6 per cent.

### 101 F. WAREHOUSE AND FACTORY SITE

We have a large frontage on main line S. P. R. R., just six blocks from center of business district. Just the location for warehouses or factories. Very low price to interested parties.  
Also 1400 feet along S. P. R. R. and main paved highway on the other side. This contains 7 acres or 13 lots containing an average of 20,000 square feet each. Very low price as a whole or in lots. This is ideal for storage or factory.

### 101 B BUSINESS HOUSE ON MAIN STREET

Two story brick business block located on Main street. Lot and building 25x119. This is located in the very best district on Main street. Now paying 8 per cent on purchase price. With a little improvement it will pay 15 to 18 per cent.  
We can offer this for a short time for \$11,000. Terms if desired.

### 101 S. JACKSON COUNTY STOCK RANCH

1682 acres deeded land and thousands of acres mountain range controlled. 500 acres first-class hay and grain land, 350 acres cultivated. 255 acres irrigated. 10,000,000 feet saw timber. 400 tons hay cut in 1913. Will produce wheat, corn, oats, alfalfa, timothy, potatoes and fruit. Ranch will produce \$8,000 to \$12,000 per year when stocked and properly managed. Well fenced, new home, stalls for 100 cattle in barn, 100 cattle, 8 horses, implements. Total value of personal property at present \$13,000. Purchase price \$40,000. Good terms. Write for full report.